

Buy. Sell. Rent. Let.



3 Beacon Park Close, Skegness PE25 1HQ



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£260,000

When it comes to
property it must be


lovelle



£260,000

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Key Features

- Detached Bungalow
- Popular Location
- Driveway and Garage
- Owner Owned Solar Panels
- Separate WC
- Kitchen Diner
- EPC rating B
- Tenure: Freehold





Located in a small, quiet cul-de-sac within the popular Beacon park area on the edge of town! Solar panels - reduce your energy costs by selling your energy back to the grid! Energy Efficient home- High Energy Performance Certificate 'B' rating. Good size plot! The accommodation comprises; hallway, three bedrooms, shower room with wc, plus further separate wc, good size kitchen-diner, lounge with patio doors, conservatory, with gas central heating and double glazing. Two driveways ideal for parking further/larger vehicles/caravan/campervan etc plus garage. Within 0.3 of a mile of Tesco express, pub/restaurant, on a bus route! Doctors, supermarkets, post office and schools all within a mile!

Entrance

With UPVC door in the entrance porch, door to;

Hallway

With glazed door into the hall, cupboard, Sky Tunnel.

Lounge

4.25m x 4.28m (13'11" x 14'0")

With UPVC window to the front aspect, sliding doors to side, electric fireplace, radiator.

Kitchen

3.07m x 4.64m (10'1" x 15'2")

With UPVC window to the side aspect and door, fitted with an array of base and wall cupboards with worktops over, inset stainless steel sink, space for a freestanding oven, extractor fan, space for an under counter fridge, radiator.

Conservatory

2.29m x 3.78m (7'6" x 12'5")

Of UPVC construction with two doors, one to the front aspect and one to the rear aspect.

Bedroom One

3.47m x 3.38m (11'5" x 11'1")

With UPVC window to the side aspect, fitted wardrobes and chest of drawers, radiator.

Bedroom Two

2.73m x 3m (9'0" x 9'10")

With UPVC window to the rear aspect, radiator.

Bedroom Three

2.35m x 3m (7'8" x 9'10")

With UPVC window to the rear aspect, radiator.

Bathroom

1.8m x 2.71m (5'11" x 8'11")

With UPVC window to the side aspect, walk in shower, low level WC, vanity sink, electric underfloor heating, airing cupboard.

WC With UPVC window to the side aspect, low level WC.

Garage

5.19m x 2.76m (17'0" x 9'1")

With UPVC window to the side aspect, electric powered roller door, light and power, plumbing for washing machine, loft hatch with drop down ladder and some boarding in the loft.

Outside

The front is mainly laid to a block paved driveway with decorative low maintenance stone, the rear garden is enclosed by fencing and is laid to lawn and patio with flower and shrub borders. There is gated access to one side of the property and a shed.

Services

The property has mains, water, sewerage and electricity and gas central heating. We have not tested any heating systems, fixtures, appliances or services. The property has owner owned Solar Panels which are generating approx £800 per year. Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Location

Beacon Park is an estate of mainly bungalows located towards the edge of the town. Handy for amenities as there are regular bus services and pubs/restaurants, doctors surgery, chemist, primary, secondary schools, supermarkets, Post Office and other shops all within a mile. The town centre and the golden sandy beach are approximately 1.5 miles away.

Directions

From our office on Roman Bank proceed along to The Ship traffic lights and turn left onto Burgh Road. Continue along past the petrol station and Spar shop and turn right onto Burgh Old Road. Go straight on at the mini roundabout onto Beacon Way. Then your first right onto Beacon Park Drive and then next right onto Beacon Park Close and the property will be found the left marked by out for sale board.

Local Authority

This property falls within the geographical area of East Lindsey District Council - 01507 601111.
<https://www.e-lindsey.gov.uk/>

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01754 769769. We recommend prior to making an appointment to view, prospective purchasers discuss any particular points likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How to make an offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than the stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt-out at any time by simply contacting us. For any offer, you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under the new Money Laundering Legislation.

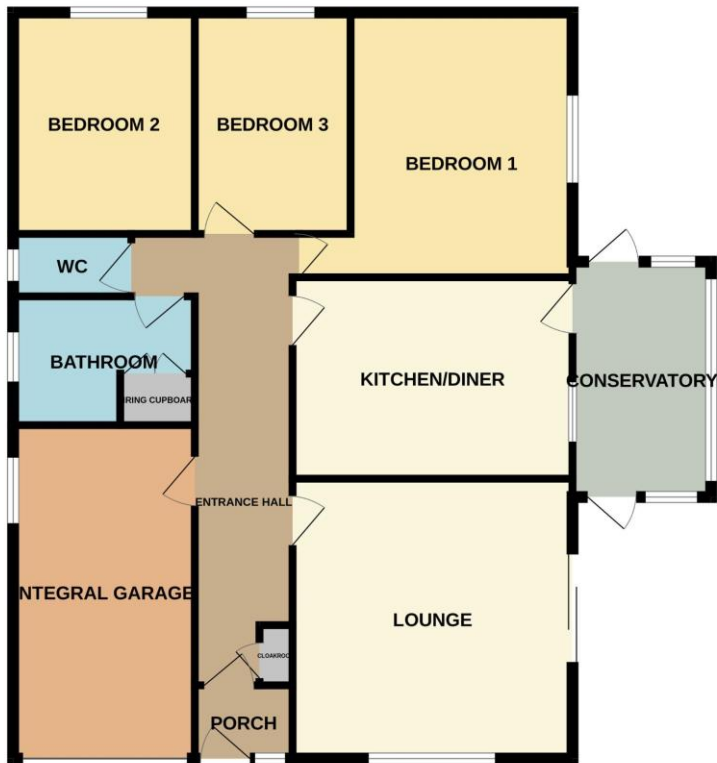
Energy Performance Certificate

A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

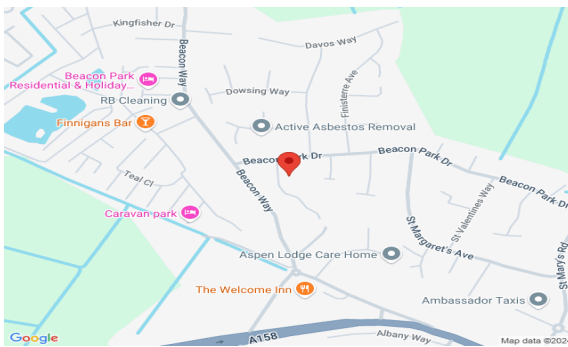
Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE, and RIGHT OF WAY of any property. These particulars do not form part of any contract and must not be relied upon as statements or representations of fact. All measurements/areas are approximate. The particulars including photographs and plans are for guidance only and are not necessarily comprehensive.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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